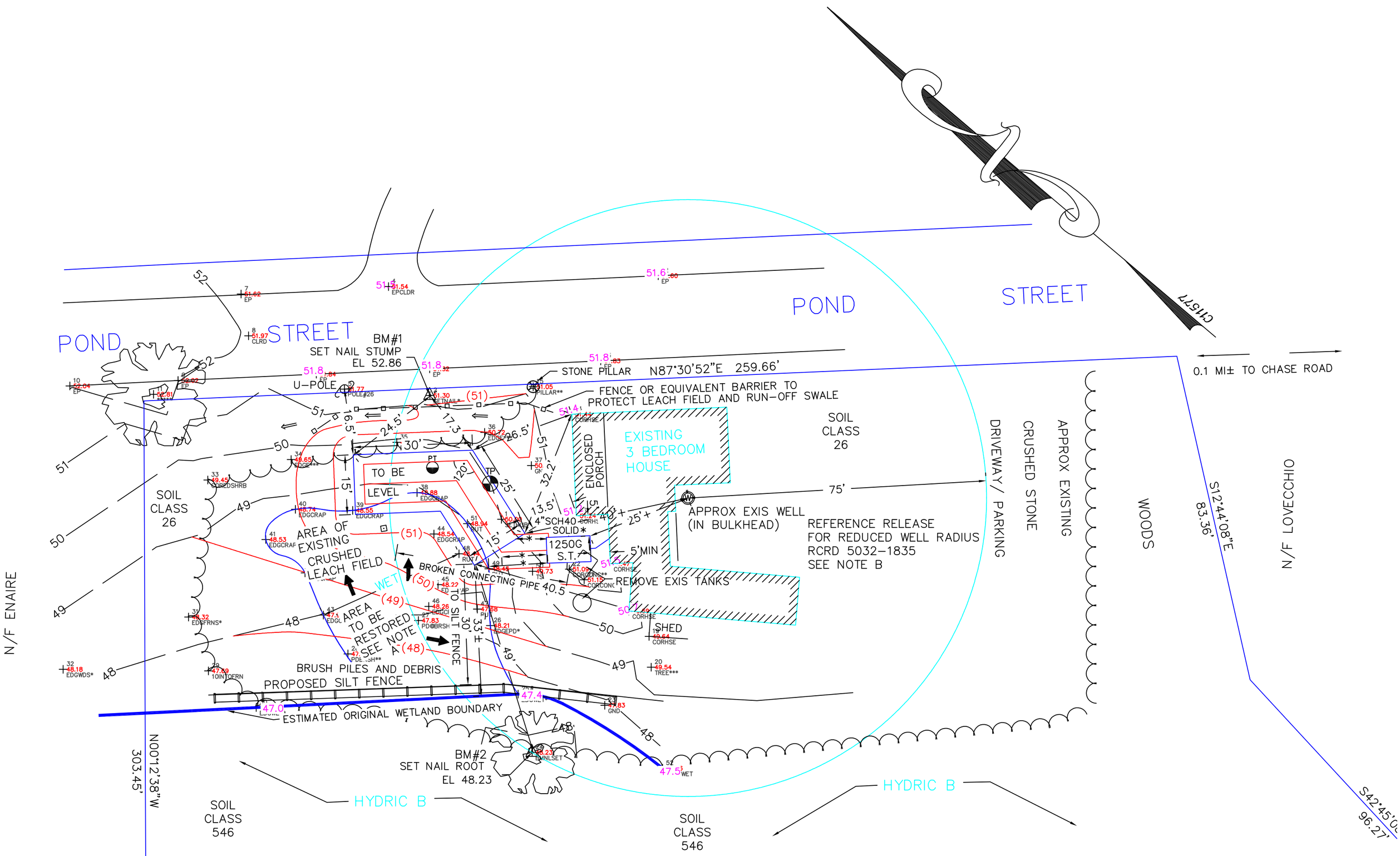


LOT AREA: 2.5 ACRES

REFERENCE RCRD PLAN C11577

TAX MAP 11-1 LOT 5

Command= 210-
Point#, Start#-End# or G#= 1-100

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------01-12-2025-----				15:48:40	----------	----------D:...\BMHOME7	
		50.00	SETHUB	1	5000.0000	5000.0000	
		52.86	SETNAIL*	2	5031.1077	4982.0402	SS
		51.82	EP	3	5037.8085	4981.9643	SS
		51.54	EPCLDR	4	5058.4776	4971.6209	SS
		51.77	POLE#26	5	5032.6838	4960.5762	SS
		51.84	EP	6	5036.4535	4953.4817	SS
		51.62	EP	7	5056.5877	4934.5908	SS
		51.97	CLRD	8	5046.1058	4936.4541	SS
		52.02	EP	9	5034.8682	4918.7781	SS
		52.04	EP	10	5033.4862	4891.5836	SS
		52.81	*****	11	5031.4103	4912.6030	SS
		51.60	EP	12	5061.2032	5039.3655	SS
		51.83	EP	13	5039.8001	5024.9426	SS
		51.44	CORHSE	14	5026.4040	5017.6502	SS
		51.05	PILLAR**	15	5033.3001	5007.9675	SS
		51.24	CORHSE	16	5000.9024	5018.7984	SS
		51.47	CORHSE	17	4988.8328	5027.3262	SS
		50.69	CORHSE	18	4976.9516	5032.0044	SS
		49.64	CORHSE	19	4970.5534	5037.0799	SS
		49.54	TREE***	20	4962.8332	5037.6014	SS
		51.15	CORCONC*	21	4984.7971	5020.7582	SS
		51.09	CORCONC*	22	4987.4565	5017.0289	SS
		47.83	GND	23	4953.2652	5025.9171	SS
		48.23	BMNLSET	24	4941.4237	5007.6984	SS
		47.45	EDGWET*	25	4956.0578	5004.1740	SS
		48.21	EDGEPD*	26	4973.2868	4997.1955	SS
		47.83	PD@BRSH	27	4974.5608	4979.1214	SS
		47.32	PDBRSH**	28	4966.1664	4961.4386	SS
		47.69	10INTOFR	29	4961.8972	4926.3866	SS
		46.98	EDGWET*	30	4952.6820	4938.4075	SS
		48.32	EDGFRNS*	31	4975.4267	4921.3913	SS
		48.18	EDGWDS*	32	4962.3025	4889.8840	SS
		49.45	COREDSHR	33	5009.8777	4926.2183	SS
		49.65	EDGE***	34	5015.0013	4947.1685	SS
		49.70	EDGE***	35	5019.3236	4973.6823	SS
		50.72	EDGE***	36	5021.8353	4995.7766	SS
		50.80	GND	37	5013.5025	5007.5090	SS
		48.88	EDGCRAP	38	5006.6812	4978.7978	SS
		48.55	EDGCRAP	39	5002.2227	4962.6361	SS
		48.74	EDGCRAP	40	5002.5113	4948.2209	SS
		48.53	EDGCRAP	41	4994.9113	4940.8083	SS
		48.27	EDGCRAP	42	4986.5357	4950.6643	SS
		47.99	EDGCRAP	43	4975.9140	4955.2617	SS
		48.54	EDGCRAP	44	4996.3113	4983.0364	SS
		48.22	EDGCRAP	45	4983.5488	4984.0699	SS
		48.26	EDGCRAP	46	4978.0830	4981.7195	SS

JOB #18 571LAUBNER [100]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------01-12-2025-----				15:48:40	----------	D:...\BMHOME7	
		47.68	RUT	47	4977.4157	4993.9138	SS
		48.44	RUT	48	4991.3140	4989.3409	SS
		48.43	RUT	49	4987.5474	4996.7888	SS
		49.73	TS	50	4986.9310	5007.7811	SS
		48.94	RUT	51	4998.8862	4991.4321	SS
		47.56	EDG WET	52	4937.4319	5040.4595	SS

Point#, Start#-End# or G#= 4-

APPROVAL FOR CONSTRUCTION

CA2009097866 N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES CA2009097866
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 29 HAZEN DRIVE, CONCORD, NH 03302-0095 APPROVAL NO.

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR:

OWNER: JOHN W LAUBNER REVOCABLE TRUST OF 2001
C/O JAMES J FLYNN TRUSTEE
105 THAXTER RD
PORTSMOUTH NH 03801-

Map No./Lot No.: 11-1 / 5
Subd. Appvl. No.: PRE67
Subd. Name:
County: ROCKINGHAM
Registry Book No.: 3735
Registry Page No.: 348
Probate Docket No.: (If Applicable)

COPY SENT TO: BOARD OF SELECTMEN
PO BOX 378
NEWTON NH 03858

Type of System: N
3 BR
450 GPD

Town/City Location: NEWTON

Street Location: 44 POND STREET

BY APPLICANT: PERMIT NO. 00348
STOCKTON SERVICES
PO BOX 1306
HAMPTON NH 03843-1306

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure. (RSA 485-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (Env-Ws 1503.04)

ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES IN PLANS AS INDICATED BELOW CONDITIONS

1. THIS APPROVAL IS VALID FOR 90 DAYS FROM DATE OF SAID APPROVAL, PER ENV-WQ 1003.22.
2. THIS APPROVAL IS GRANTED ONLY TO IMPROVE AN EXISTING SITUATION.
3. THIS PERMIT IS FOR THE RECONSTRUCTION OF THE SEPTIC SYSTEM ONLY, ANY REPAIR OR REPLACEMENT OF THE STRUCTURE SHALL NOT INCREASE THE EXISTING FOOTPRINT OR OUTSIDE DIMENSIONS.
4. ADDRESS ENV-WQ 1009.04(c).
5. WAIVERS GRANTED.

Eric Thomas
07/22/2009 ERIC J THOMAS

Approved this date: _____ By: _____
N.H. Department of Environmental Services Staff
Date amended: _____ Amended by: _____ (OVER)

REVISED 8/01

200902210 APPLICANT'S

ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES IN PLANS AS INDICATED ON THIS CONDITIONAL APPROVAL.

CA2009097866

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION
Signed Eric Thomas
Date 7-22-09

RECEIVED
JUL 21 2009
By Subsurface
Septic System Approval
Town of Newton, NH

By:
Name: Scott Pierce
Title:
Date: 7/16/09
As per Newton Town Ordinances
System approved as presented ____
System approved with conditions ____;
System as designed denied ____.
See attached material

PT

PERC TEST DATA

DATE: JUNE 27, 2009

PERC RATE: < 2 MIN/IN @ 30"

DESIGN LOADING: EXISTING 3 BEDROOM HOUSE

AREA REQUIRED: 560 SF REQUIRED

AREA PROPOSED: 690 SF PROVIDED

PROPOSED REPLACEMENT

SEPTIC SYSTEM PLAN

EXISTING FAILED SYSTEM

LOCUS: 44 POND STREET, NEWTON, NH
TAX MAP 11-1-5

OWNER: JOHN W. LAUBNER REVOCABLE TRUST OF 2001
C/O JAMES J. FLYNN, TRUSTEE
105 THAXTER ROAD
PORTSMOUTH, NH 03801

ALL
DORS OCCUR,

NEW HAMPSHIRE
Designer
of
Subsurface Disposal
Systems
* * *
Ann W. Białobrzeski
No. 348
Water Supply & Pollution Control

APPLICANT:
STOCKTON SERVICES
PO BOX 1306
HAMPTON, NH 03843-1306
603 929-7404

DATE: JULY 15, 2009

APPROVAL: _____

571

Unrepair only 2 yrs 3 bedroom
John W. Lawbner Revocable Trust

flynn105@gmail.com

Jim Flynn - attorney
430-9540
812-5011

800 - $1000
add #100
$150
$200 + backhoe +

owner died 2005 John Lawbner Rockingham Home Improvement

trustee by court for property in Newton
44 POND ST.
wetlands
108 ~~Seasonal~~ right on Pond
AT general store

red house w/ flag on barn
shingles

house old
crawl space
well under bulkhead.

one of daughters lives there Jamie & Eddie Lussier

- leach field crushed - bleed out

Tim Bodwell ###

Steve Randall

* Jamie Bodwell
706-3150
home 382-2455

State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES
Subsurface Systems Bureau
29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
603-271-3501 FAX 603-271-6683

Release Form For Protective Well Radii
RSA 485-A:30-b

This form must be typewritten and all signatures must be in black ink

CHECK ONE: ☒ Non-conforming Original Placement ☐ Change in Well Location

For Property owned by **JOHN W. LAUBNER REVOCABLE TRUST OF 2001**

Owner mailing address **C/O JAMES . FLYNN TRUSTEE, 105 THAXTER RD, PORTSMOUTH, NH 03801**

Property location **44 POND STREET** Town/City **NEWTON, NH**

County of **ROCKINGHAM** ;as described in deed dated **02/25/2002**

Recorded at Book **3735**, Page **0348**, Tax Map **11-1**, Lot **5**

Subdivision Approval No. **N/A PRE 1967** Construction Approval No. **PENDING**

I understand that my well will be located closer than the recommended extent of a protective well radius to my septic system (75' protective radius required).

I understand the current state law does not protect my well and that the rules of the Department of Environmental Services do not allow for a leach field to be installed closer than 75' to a well. I understand that any waivers granted from this rule by the Department of Environmental Services are to improve an existing situation only and that, if my well is found to be contaminated from my septic system, I am required by law to construct a new well which will conform to DES requirements.

I understand that with proper well construction, including drilling the well into bedrock, casing the well and sealing the casing, the risk of contamination from any leach field closer than 75 feet can be minimized.

I understand that I have no cause of action against the State of New Hampshire, or the designer of the plan necessitating this release, if my well becomes contaminated as a result of the decreased setback distance.

Type or Print Name: John W. Laubner Revocable Trust of 2001
James . Flynn, trustee

Owner's Signature: James J. Flynn, Trustee Date: 07/07/09

*** IF THE ON-LOT PROTECTIVE WELL RADIUS IS LESS THAN THE OPTIMUM PRESCRIBED STANDARD, THIS RELEASE FORM SHALL BE RECORDED IN THE REGISTRY OF DEEDS. A COPY OF THE RECORDED FORM MUST BE SENT TO THE DEPARTMENT OF ENVIRONMENTAL SERVICES AND TO THE CODE ENFORCEMENT OFFICER OR OTHER MUNICIPAL OFFICIAL.

034763
2009 JUL 14 PM 12:34
ROCKINGHAM COUNTY REGISTRY OF DEEDS
BK 5032-1835

State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES
WD - Subsurface Systems Bureau
29 Hazen Drive, P.O. Box 95, Concord, NH 03302-0095
603-271-3501 FAX 603-271-6683
TDD Access: Relay NH 1-800-735-2964

A-2

APPLICATION FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM APPROVAL

FOR OFFICE USE ONLY **FEE $150.00**

Fee Paid_____ Date Received_____ Failed System/Replacement____ Expedite ____

Check No._____ Waiver Request _____ Holding Tank_____

PLEASE PRINT OR WRITE LEGIBLY. COMPLETE ENTIRE FORM

1. System Location:
   CITY/TOWN:**NEWTON** CITY/TOWN APPROVAL OBTAINED:_____ IF YES/DATE _____

   STREET/LOCATION **44 POND STREET** TAX MAP NO:**11-1** LOT NO:**5**

   SUBDIVISION NAME:**N/A PRE 1967** REGISTRY BOOK NO. **3735**PAGE NO:**348**

   STATE APPROVAL NO.**N/A PRE 1967** COUNTY:**Rockingham** PROBATE NO. (If Applicable)
2. Water Supply:
   MUNICIPAL WATER SUPPLY ☐ COMMUNITY ☐ WELL ON LOT ☒ OTHER ☐
3. Lot OWNER'S Name: **JOHN W. LAUBNER REVOCABLE TRUST OF 2001** STREET: **C/O JAMES W. FLYNN, TRUSTEE**

   CITY/TOWN: **105 THAXTER RD, PORTSMOUTH** STATE: **NH** ZIP:**03801-** TEL.NO: - -
4. APPLICANT'S Name: **Stockton Services** STREET: **PO Box 1306**

   CITY/TOWN:**Hampton** STATE: **NH** ZIP:**03843-1306** TEL.NO:**603-929-7404**

   Designer's Name: **Anne W, Bialobrzeski** Permit No:**348** P.E.:
   (P.E. required if more than 2,500 GPD)
5. Amended Plan ☐ Revised Plan ☐ Previous Construction Approval No.

THE STATEMENT BELOW MUST BE SIGNED AND DATED BY THE APPLICANT AND OWNER[S]

Owner(s):
THE UNDERSIGNED CERTIFY THAT THEY ARE THE PRESENT OWNERS OF THE PROPERTY BEING APPLIED FOR AND THAT THEY HAVE SEEN THE PLANS AND THEY ARE IN ACCORDANCE WITH THEIR NEEDS AND DESIRES. THE UNDERSIGNED FULLY UNDERSTANDS THAT SHOULD THIS PLAN BE APPROVED, NO WAIVERS TO THE CONSTRUCTION APPROVAL WILL BE ALLOWED. ANY CHANGES WILL REQUIRE A NEW SUBMISSION (WITH FEE), REVIEW AND APPROVAL.

Date: 07/07/09 Signed: James J. Flynn, Trustee
Owner(s)

Applicant:
To the best of my knowledge, the data and information which I have submitted to obtain approval for construction from the New Hampshire Department of Environmental Services is true and correct. I understand that an approval based upon incorrect data may be subject to revocation. I also understand that NO CONSTRUCTION OF ANY STRUCTURE SERVICED BY THE PROPOSED SYSTEM, NOR THE SYSTEM ITSELF, MAY COMMENCE WITHOUT PRIOR WRITTEN DEPARTMENT APPROVAL. I HAVE COMPLIED WITH ALL LOCAL REGULATIONS OR ORDINANCES RELATIVE TO CONSTRUCTION OF SEWAGE DISPOSAL SYSTEMS AND HAVE OBTAINED ALL OTHER APPROVALS THAT MAY BE REQUIRED FOR OTHER WORK RELATED TO CONSTRUCT ION OF THE SEWAGE DISPOSAL SYSTEM. The applicant herewith certifies, where applicable, that the approved off-site, municipal or community, water supply is available at the lot line.

Date 7/15/09 Signed: Anne W Bialobrzeski 348
Applicant Permit No.

Shoreland Protection Certification

Introduction
The New Hampshire Shoreland Protection Act (RSA 483-B) requires that applicants for environmental permits which involve work in the protected shoreland "demonstrate to the satisfaction of the Department of Environmental Services that the proposal meets or exceeds the development standards of this chapter." The certification contained herein is an acceptable vehicle for such a demonstration.

The protected shoreland is defined to be all land located within 250 feet of a reference line. The reference line means:

(a) For natural fresh water bodies without artificial impoundments, the natural mean high water level as determined by the Department of Environmental Services.

(b) For artificially impounded fresh water bodies, with established flowage rights, the limit of the flowage rights, and for water bodies without established flowage rights, the waterline at full pond as determined by the elevation of the spillway crest.

(c) For coastal waters, the highest observable tide line, which means a line defining the furthest landward limit of tidal flow, not including storm events, which can be recognized by indicators such as the presence of a strand line of flotsam and debris, the land ward margin of salt tolerant vegetation, or a physical barrier that blocks further flow of the tide.

(d) For rivers, the ordinary high water mark.

In the case of rivers, the law applies to all fourth order or higher streams of the state with the exception of rivers or river segments designated for management and protection under RSA 483 prior to January 1, 1993. Lists of fourth order and higher streams and river segments designated under RSA 483 are available at no cost from the Department of Environmental Services.

from Internet by Acct #: 858 on 5/17/2009

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

BK3735PG0348

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT, I, John W. Laubner, a single person, of 44 Pond Street, Town of Newton, County of Rockingham and State of New Hampshire, for consideration paid, grant to John W. Laubner, Trustee, of The John W. Laubner Revocable Trust of 2001, of 44 Pond Street, Town of Newton, County of Rockingham and State of New Hampshire with quitclaim covenants the following described property:

A certain parcel of land with the buildings thereon, situated on Pond Street, in Newton, County of Rockingham, State of New Hampshire, bounded and described as follows:

Beginning at the Northwesterly corner thereof at a stake and stones by a highway known as Pond Road and land, now or formerly, of Oscar T. Stevens; thence Westerly by land of said Stevens; Southerly by land, now or formerly of Oscar F. Hoyt; Southerly and Easterly again by land, now or formerly, of Sumner Hoyt; Northerly by said Pond Road to point begun at.

Meaning and intending to convey the same premises as conveyed to Grantor by deed of Richard D. Glines and Arleen G. Glines, dated September 19, 1991 and recorded in the Rockingham County Registry of Deeds at Book 2891, Page 1365 and deed of Laura M. Laubner, dated April 7, 1998 and recorded in the Rockingham County Registry of Deeds at Book 3503, Page 1130.

The consideration for this transfer is less than One Hundred Dollars ($100.00).

Witness my hand this 25 day of February, 2002.

Mary J Mercurio
Witness

John W Laubner
John W. Laubner

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 25 day of February, 2002, personally appeared John W. Laubner and acknowledged the foregoing instrument to be his voluntary act and deed. Before me.

Mary J Mercurio
Notary Public
My Commission Expires:

MARY J. MERCURIO, Notary Public
My Commission Expires April 2, [illegible]

Chicked DES
Pond St 9

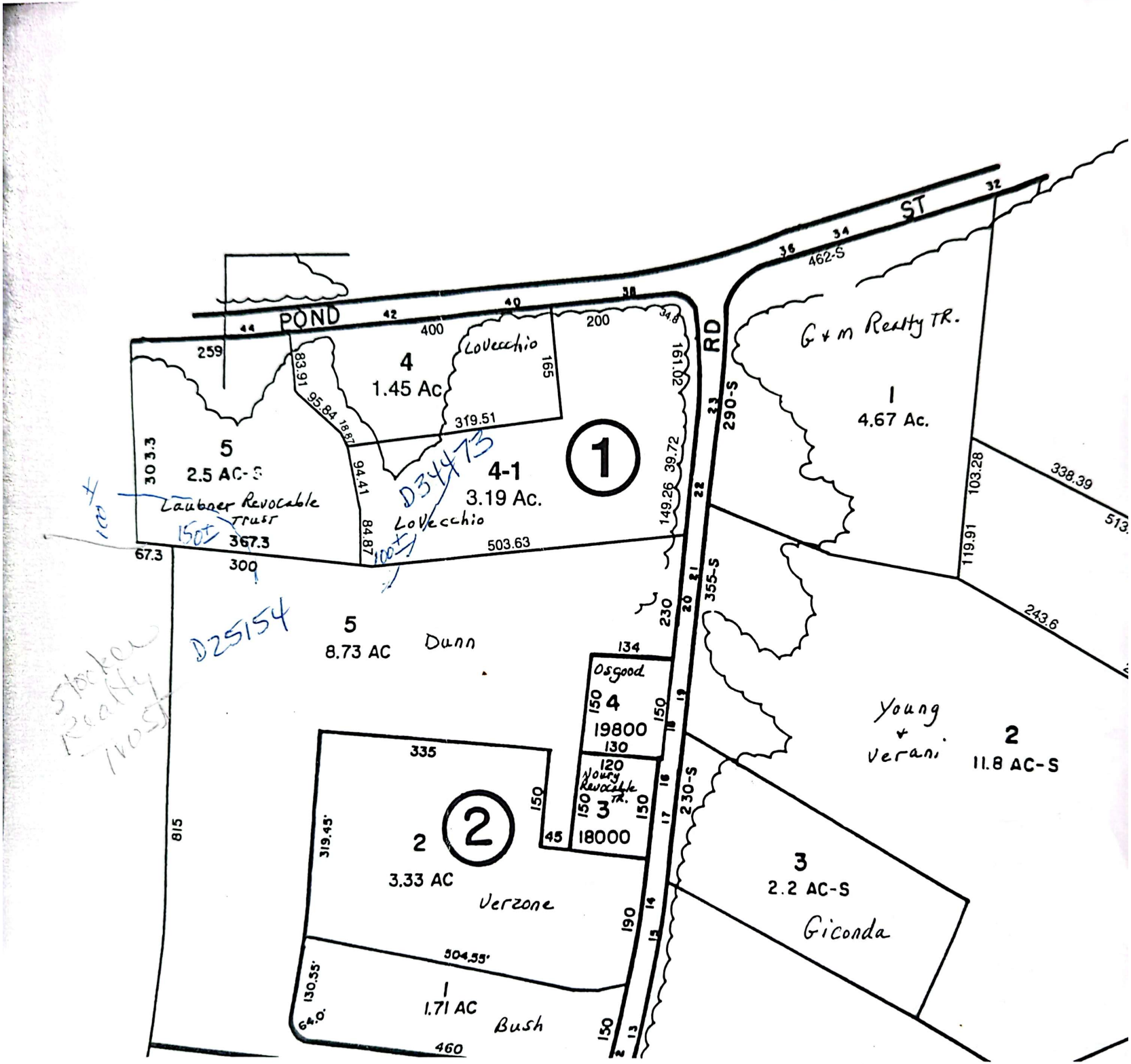
STATE OF NEW HAMPSHIRE
TRANSFER TAX
X-1 THIS PAGE X-2 ADDITIONAL 40 DOLLARS
039.02 $40.00

TRIED PLAN INDEX all owners

2445-1912
1973 ↑ John B. & Patricia a mind
2205-0339
↑ 2[illegible]044
1971 Ruth Eastman Bailey

1st PCI ID
1947 ↑ 1071-284
Perley F. Marshall
5/12/47 ↑ 1071-283
Carrie A Boskell
George M Cavell
same
5/10/1941 ↑ 684-130
5/21/1910 ↑ 637-27[illegible]

C11577


POND
ST
RD
4
1.45 Ac
Lovecchio
5
2.5 AC-S
Laubner Revocable Trust
4-1
3.19 Ac.
Lovecchio
D3473
1
5
8.73 AC
Dunn
D25154
Osgood
4
19800
Young Revocable Tr.
3
18000
2
3.33 AC
Verzone
2
1.71 AC
Bush
G + m Realty TR.
1
4.67 Ac.
Young + Verani
2
11.8 AC-S
3
2.2 AC-S
Giconda
462.5
290-S
355-S
230-S
503.63
319.51
504.55'
460
815

Printed from Internet by Acct #: S58 on 5/17/2009

270

Know all Men by these Presents,

That I Fannie A. Blore, (unmarried) of Newton, County of Rockingham, State of New Hampshire.

Blore to Littlefield

For and in consideration of the sum of one dollar and other Valuable to me in hand before the delivery hereof, well and truly paid by Carrie A. Littlefield, of Ballardvale, County of Essex, and Commonwealth of Massachusetts

Delivered to Grantee by mail.

the receipt whereof I do hereby acknowledge, have ~~given~~, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Carrie A. Littlefield her heirs and assigns forever,

A certain parcel of land with the buildings thereon situate in said Newton, on the Southerly side of the Pond Road, so called, and bounded and described as follows, namely:- Beginning at the Northwesterly Corner thereof at a gate post, by land of Elizabeth Wilcox, thence running Southerly by said land of Wilcox to a fence by land of Emma Merritt, thence easterly by said land of Merritt to an angle in the fence, thence Southerly still by land of said Merritt as the fence now stands to said Pond Road, thence Westerly by said Pond Road to the Point began at.

Being the same premises described in a deed from Benjamin Taylor to John Blore, my grandfather, said Deed dated October 29 1857, and recorded with the Rockingham records Lib. 403, Fol. 21, excepting the Westerly portion of said premises, conveyed by the said Elizabeth Wilcox.

The above premises are sold subject to the taxes assessed for the year 1908.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging to the said Carrie A. Littlefield and her heirs and assigns, to her and their only proper use and benefit forever. And I the said Fannie A. Blore and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Carrie A. Littlefield and her heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said Carrie A. Littlefield and her heirs and assigns, against the lawful claims and demands of any person or persons whomsoever, except as aforesaid.

~~And I, wife of the said in consideration of aforesaid, do hereby relinquish my right of dower in the before-mentioned premises.~~

And ~~we and each of us~~ do hereby release, discharge and waive all and each ~~the~~ rights of exemption from attachment and levy on sale on execution and each other rights whatsoever ~~which we or either of us now have~~ in the premises ~~or any part thereof as our Family Homestead, or are entitled or secured to us or either of us~~, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

In witness whereof, I have hereunto set my hand and seal this 28th day of May in the year of our Lord 1908.

SIGNED, SEALED, AND DELIVERED IN PRESENCE OF US:

Lewi Wilcox
Arthur F. Sterens.

Fannie A. Blore (Seal)

Massachusetts Essex

Tocky B.

From: "Tocky B." <stockton@ttlc.net>
To: <chris-co@comcast.net>
Sent: Tuesday, June 30, 2009 8:24 AM
Subject: Re: NEWTON

Oh, I feel better. Must have missed the discussion about raising the invert if needed. Will proceed... I think we will submit as is and let the state freak out if they want.
I am hopefully going to meet Jay Baas out there this week to get him into the mix sooner rather than later.
Tocky

----- Original Message -----
From: <chris-co@comcast.net>
To: "Tocky B." <stockton@ttlc.net>
Sent: Tuesday, June 30, 2009 7:43 AM
Subject: Re: NEWTON

> Hey Tocky,
>
> The design looks good.... Don't forget that we can raise
> the invert at the house. Ed said that he is willing to go
> into the crawl space himself & work with us and do the
> hook up under the floor. This could gain as much as 6" if
> you need it....
>
> As for the well. Cos called Clear Water Well Drilling
> (742-7531) and they just did condo's on that street and he
> said to give a rough package price of $6000.00 complete
> for the well.
> The old well will need to be "decommissioned" if the old
> well is drilled it is about $10.00 per foot to seal. If it
> is a dug well which we have done, it is about $800.00 -
> $1100.00 with the state documentation and registering.
>
> Hope this helps...
> Let me know if I can help out with anything else!
>
> Chris
>
> Chris-Co Construction Services, Inc.
> d/b/a Philbrick Septic Tank Service
> 3607 Lafayette Road, Suite 4
> Portsmouth, NH 03801-6093
> 603 436-0315 Fax 603 431-2360
> E-Mail = Chris-Co@comcast.net
>
> ----- Original Message -----
> From: "Tocky B." <stockton@ttlc.net>

Printed from Internet by Acct #: S58 on 5/17/2009

> To: "Chris Thompson" <Chris-Co@comcast.net>
> Sent: Sunday, June 28, 2009 4:46:58 PM GMT -05:00
> US/Canada Eastern
> Subject: NEWTON
>
>
> Chris,
> I screwed up on the house invert by a whole
> foot.....numbers actually put it almost the same as out
> of the tank..... I have cheated by an inch or so on the
> tank invert as we measured it to accomplish this but not
> sure DES will go for it.
> How can we talk them into a new well? How much does that
> cost (roughly)? Maybe I can tell them they have to test
> their water for this to be approvable, and maybe that will
> solve our dilemma?
> Wishful thinking.....
> Call me when you have looked at this, please and thank you
> very much.....
> Tocky
>
>

Map: 000011 Lot: 000001 Sub: 000005 Card: 1 of 1 44 POND STREET NEWTON Printed: 06/18/2009

OWNER INFORMATION

LAUBNER REVOCABLE TRUST
FLYNN, JAMES J., TRUSTEE
105 THAXTER ROAD

PORTSMOUTH NH 03801

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/25/2002	3735	0348	U I 38	4,000	LAUBNER, JOHN W.
04/07/1998	3503	1130	U I 39		LAUBNER, LAURA M.
09/19/1991	2891	1365	Q I	90,000	A

PICTURE

NOTES

BSMNT WET IN HEAVY RAIN; CUST ASPHALT ROOF DONE BY H/O; PART OF EXT REDONE & ONGOING PROJECT; WNDWS GOING TO BE REPLACED;

PERMITS

Date	Project ID	Permit Type	Notes

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	60	6 x 10	327	7.00	30	412	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						3,400	

LAND VALUATION

Land Type	Units	Base Rate	NC	Adj	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.380 ac	141,300	F	110	100	155,400	0	N	155,400	
1F RES	1.120 ac	x 3,500	X	100	100	3,900	0	N	3,900	
	2.500 ac					159,300			**159,300**	

Zone: RES-A Zone Minimum Acreage: 1.38

MUNICIPAL SOFTWARE BY AVITAR

NEWTON ASSESSING OFFICE

TAXABLE DISTRICTS

District	Percentage

LISTING HISTORY

07/08/05 CRRL

SUMMARY OF VALUES

Base Year: 2005

	2008	2009
Building:	$ 108,500	**$ 108,500**
Features:	$ 3,400	**$ 3,400**
Land:	$ 159,300	**$ 159,300**

CARD TOTAL **$ 271,200**

PARCEL TOTAL $ 271,200 **$ 271,200**

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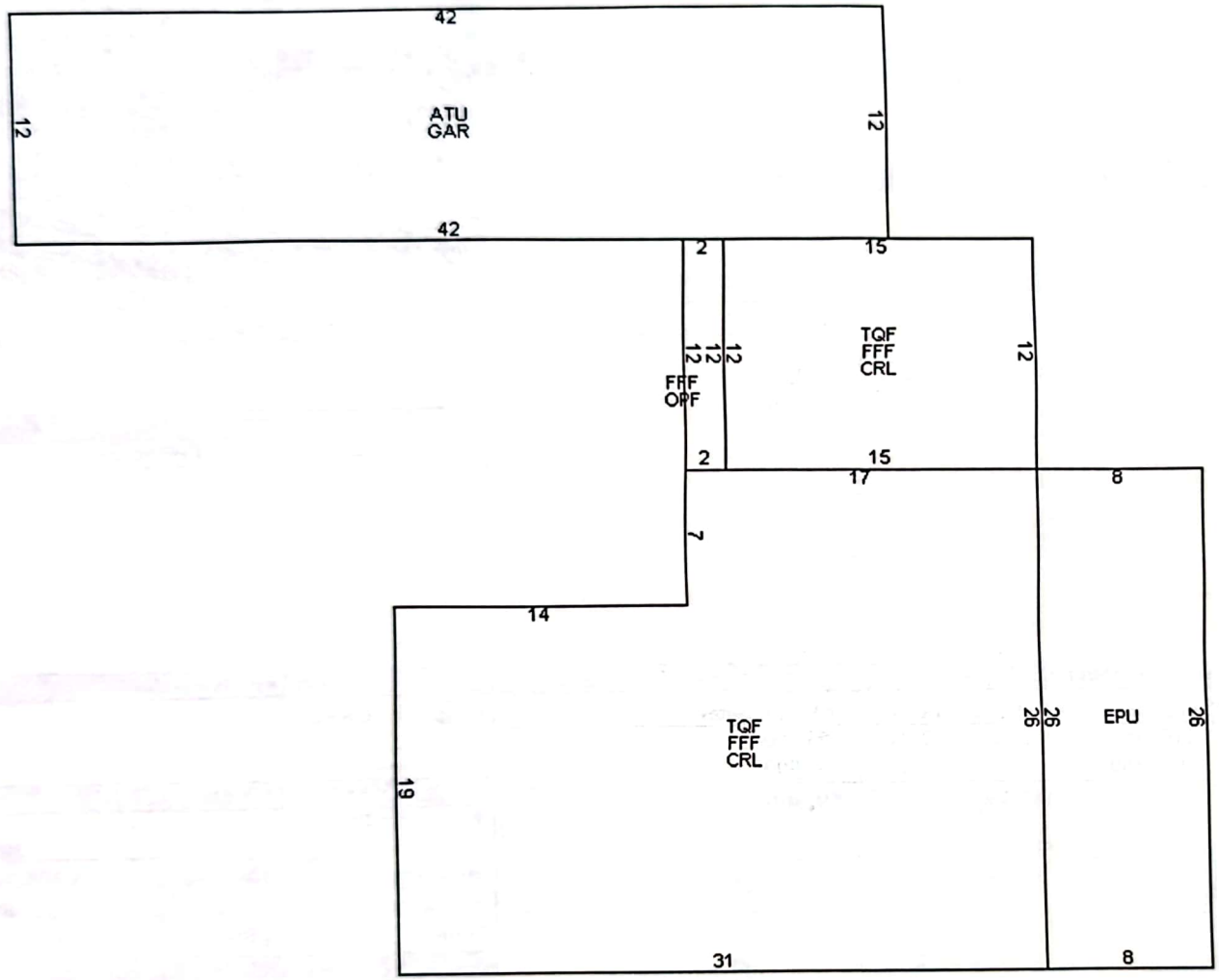
Map: 000011 Lot: 000001 Sub: 000005 Card: 1 of 1 LAUBNER REVOCABLE TRUST Printed: 06/18/2009

BUILDING SKETCH



BUILDING DESCRIPTION

1860 CONVENTNL

Roof: GABLE HIP/ASPHALT
Ext: CLAP BOARD
Int: DRYWALL/PLASTERED
Floor: PINE/SOFT WD
Heat: OIL/FA DUCTED A/C: Yes
Bedrooms: 2 Baths: 1.0 Fixtures:
Base Rate: BRSA $ 90.00
Com. Wall:
Stories: 1.75 STORY 0.97
Quality: A1 1.0560 Size Adjust: 0.9921
Building Square Foot Cost: $ 91.46

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	912	1.00	912
OPF	OPEN PORCH FIN	24	0.25	6
ATU	ATTIC	504	0.10	50
TQF	3/4 STRY FIN	888	0.75	666
EPU	ENCL PORCH	208	0.35	73
GAR	GARAGE	504	0.45	227
CRL	CRAWL SPACE	888	0.05	44
		3,928		1,978

BUILDING MARKET COST NEW

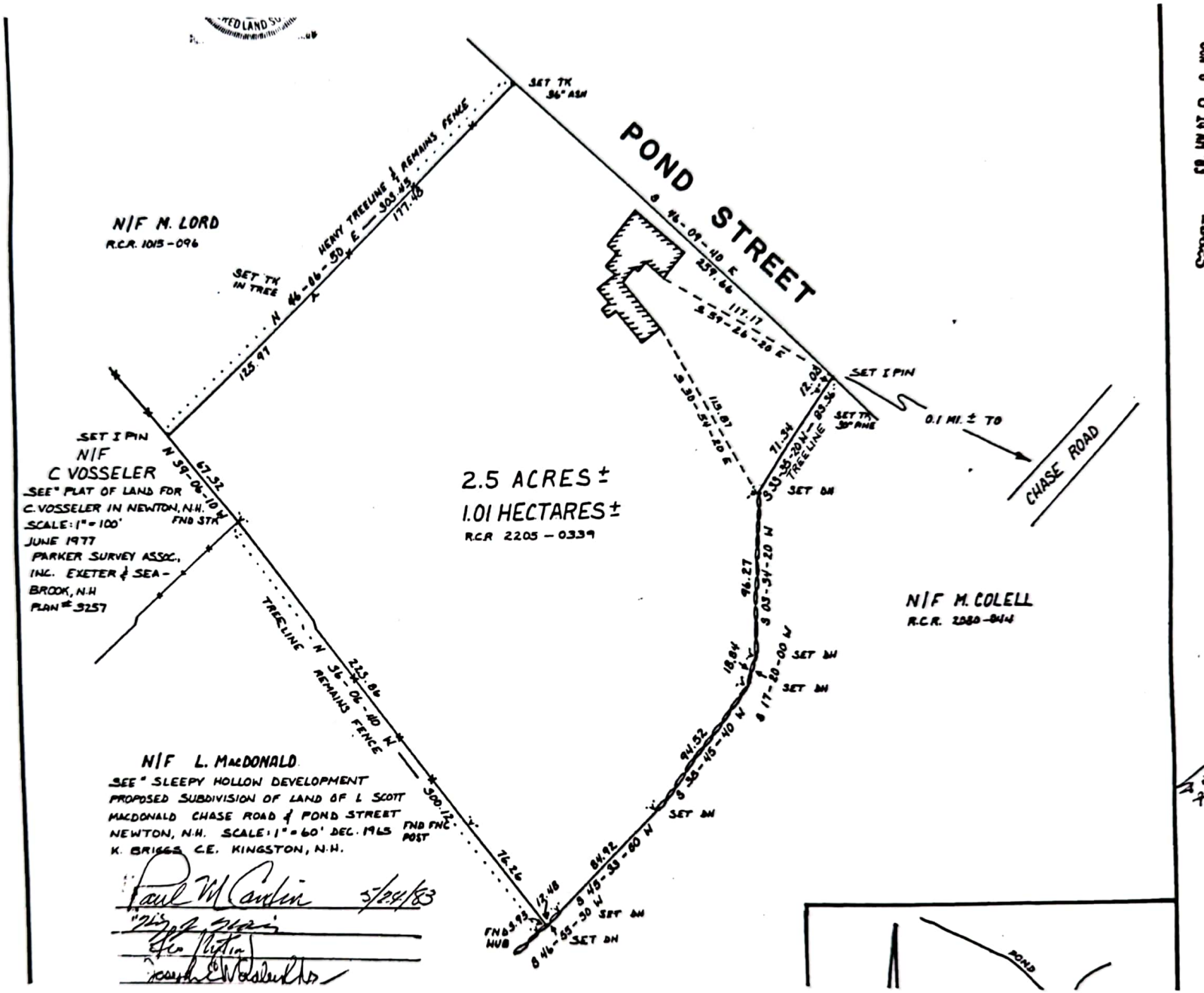
$ 180,908

DEPRECIATION

Normal: AVERAGE 30 %
Physical:
Functional:
Economic: CTR 10 %
Temporary:
Total Depreciation: 40 %

BUILDING DEPRECIATED VALUE

$ 108,500



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